



Catherine E. Pugh
Mayor

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman



Thomas J. Stosur
Director

STAFF REPORT

November 13, 2018

REQUEST: Construct side room addition

ADDRESS: 1808 Dixon Road (Mount Washington Historic District)

STAFF: W. Edward Leon, Historic Preservation Planner

APPLICANT: Kenneth B. Frank

RECOMMENDATION: Approval

SITE/HISTORIC DISTRICT

General Area:

The structure is located in the central area of the Mount Washington Historic District. The house is located facing Dixon Road and is surrounded by adjacent large lots with historically contributing structures. Mt. Washington is considered by some sources to be Baltimore's first suburb. Until the annexation of 1914 Mt. Washington was located in Baltimore County. Mt. Washington traces its origins to 1854 when two men, George Gelbach and Elias Heiner, purchased 314 acres of land near the mill village of Washingtonville. It was Gelbach's intention to establish a rural suburban retreat for Baltimore middle class professionals. Mt. Washington was only 15 minutes from downtown by train. The residents of this suburb could have both the conveniences of the city and the health and moral advantages of the country.

During its early years, the 1850s and into the 1860s, Mt. Washington consisted mostly of summer homes. It served as a retreat for Baltimoreans trying to escape the heat and humidity of the City. It was the intention, however, from the beginning for it to become a full-time suburb. Mt. Washington's growth slowed during the 1860s due to the Civil War and an economic recession. In the latter half of the 1860s building began again in earnest. It continued in the 1870s, often the product of developers who built small groups of houses. John Graham, a resident of Mt. Washington, is an example of such an entrepreneur. He was responsible for a great portion of what is now the South Road section of the district.

Mt. Washington's development continued into the mid-twentieth century, resulting in a varied community with homes representing a wide variety of architectural styles.

Site Conditions:

The property at 1808 Dixon Road is a Late-Victorian single family wood frame mansion located in the Dixon's Hill portion of the Mount Washington historic district.

BACKGROUND

This property has had numerous standard maintenance reviews conducted by the staff since the designation. The Commission has not had any formal review.

PROPOSAL & APPLICATION OF GUIDELINES

The applicant proposes to construct a 10 x 30ft side room addition to the existing historically contributing single family house.

The staff applied Preservation Guidelines, 1.18 Alterations and Additions

- Retain historic character defining features when planning alterations and additions to a historic building.

The addition will complement the exterior of the existing historic house. It will be clad in matching siding and have a matching extension of the porch.

- Design alterations and additions to be compatible and sympathetic to the character of the historic building.

The simple addition will be clad in matching cedar shingles and the windows will be of similar proportion and configuration to the existing house. The projecting bay window will also complement other similar shapes found around the house as well.

- Design additions to be compatible with the existing historic structure in massing, height, form, and scale. Place additions on a secondary elevation.

The addition will be located on the minor side elevation and is smaller in scale to overall height, massing and scale of the existing historic house.

- An addition may be contemporary in design, or it may replicate the historic character of the main building. Where an addition replicates the historic character of the main building, create subtle differences to clearly distinguish it as a later structure.

The workmanship and minor material differences will make the addition a product of its time.

- Avoid incompatible architectural features in new additions, such as bay windows, when they are inconsistent with the character of the historic building.

The bay window being proposed is in character with the time period of the original house, mid to late Victorian.

- Document existing historic conditions in drawings and photographs before beginning any alterations and additions.

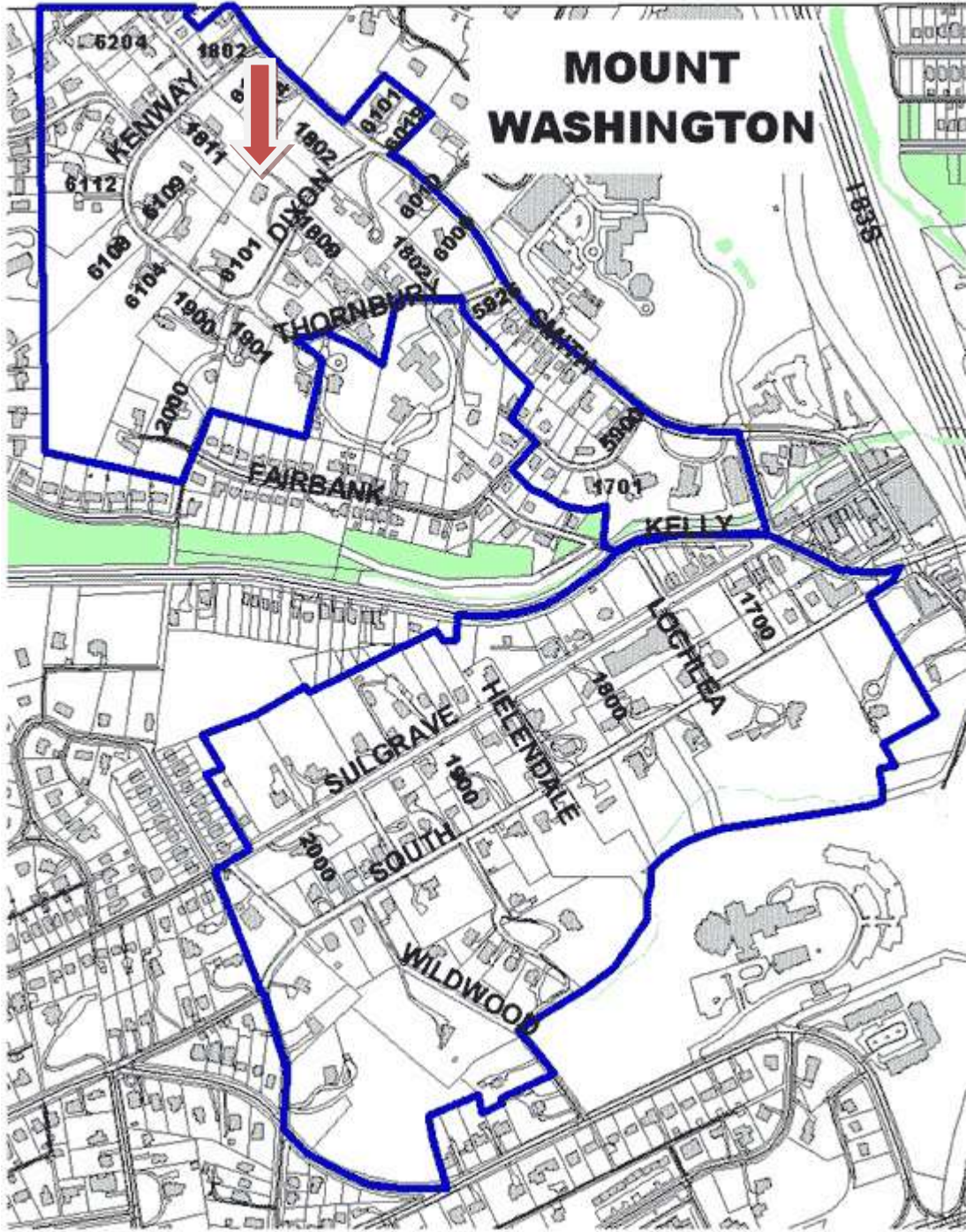
ANALYSIS: The staff believes this one story high ten by thirty foot addition will have a minimal impact and is designed to complement the existing historic house. The porch extension matches the existing historic design and the bay window is similar to bay windows found in the period and style of architecture of the period.

Notification: The following community organizations have been notified of this action: Mount Washington Improvement Association ARC. The ARC supports the construction of the addition.

RECOMMENDATION: Staff recommends Approval, as the Addition meets the CHAP Guidelines

**Eric L. Holcomb
Executive Director**

Historic District





View from the North



View from the South



View from the West



View from Northwest

